

Site Requirements and Market Demographics



SITE REQUIREMENTS

- Building Size – 4,500sf to 8,000sf plus outdoor patio seating.
- Parking – Approximate parking ratio of 10 spaces for every 1,000sf with identified protected parking area.
- Deal Structure – Prefer former restaurant locations or inline restaurant shell space (per Tenant specifications) with tenant improvement allowance.
- Signage – Pylon and monument signage if available.

MARKET DEMOGRAPHICS

- Population – Minimum 10,000 residents within 1 mile radius and 50,000 residents within 3 mile radius.
- Daytime Employment – Prefer 50,000 employees within 3 mile radius.
- Average Household Income – Minimum \$75,000 income level within 3 mile radius.

SITUATION DRIVERS

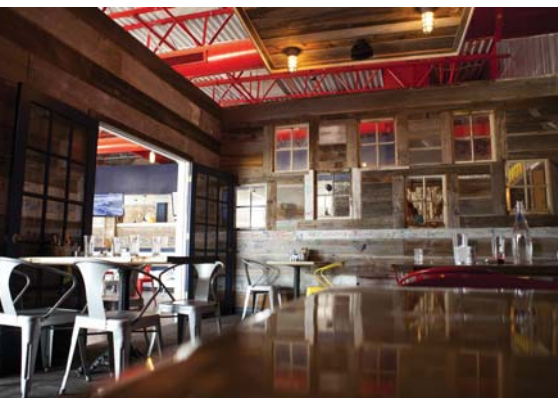
- Strong residential population to support breakfast and lunch business.
- Seven-day-a-week location with weekend traffic generators.
- Additional traffic generators include churches, schools and athletic fields.

www.eatatshack.com

BEST NEW RESTAURANT
-STL MAG 2015



BEST BLOODY MARY
-RFT MAG 2017



BEST BREAKFAST
-STL MAG 2016/17

